



Mainsail Lane, Hempsted GL2 5GJ
£265,000



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• Three bedroom end terraced property with en-suite to master • Generous sized living space with separate modern fitted kitchen • Enclosed rear garden with gated side access • Allocated parking space • Potential rental income of £1,200 pcm • EPC rating TBC • Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027

£265,000



Unit C Barge Arm East, Gloucester Docks, GL1 2DQ

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Entrance Hallway

Hallway provides access to the living room, kitchen, downstairs w.c and stairwell leading to the first floor.

Kitchen

The modern kitchen benefits from ample worktop and storage space above and below the worktops with integrated appliances to include fridge, freezer, automatic washing machine, electric double oven and four ring gas hob alongside plumbing for a dishwasher. Bay window overlooks the front aspect of the property.

Downstairs W.C

White suite cloakroom comprising of w.c and wash hand basin.

Living Room / Dining Room

The spacious room boasts convenient space for both living and dining areas whilst also benefitting from a built-in storage cupboard beneath the stairwell. French doors provide access to the rear garden and allow an abundance of natural light into the room.

Landing

Spacious landing provides access to all three bedrooms, family bathroom, built-in storage cupboard and to the loft above.

Master Bedroom

Double bedroom with window overlooking the rear aspect and access to the en-suite.

En-Suite

White suite shower room comprises w.c, wash hand basin, heated towel rail and shower cubicle.

Bedroom Two

Double bedroom with window overlooking the front aspect.

Bedroom Three

Bedroom with window overlooking the rear aspect.

Bathroom

White suite family bathroom comprises w.c, wash hand basin, bath and window with frosted glass overlooking the front aspect.

Outside

To the rear, the property boasts an enclosed rear garden mainly laid to lawn alongside a patio area ideal for seating. Gated side access opens to the side of the property which leads to the front where an allocated parking space is found.

Location

The village of Hempsted is situated on the edge of Gloucester City. The village offers a Church of England Primary School for children aged between 4 and 11 years, playgroup, village store, Post Office and two village halls which host a variety of clubs for all ages. There are regular bus routes to the City and excellent road links for commuters. There is a wealth of lovely rural walks on the doorstep whilst also being enviably close to Gloucester Docks and the Quays Designer Outlet and Leisure Quarter where a variety of restaurants and bars can be found along with a state-of-the-art cinema complex and a 24-hour gym.

Material Information

Tenure: Freehold.

Local Authority and Rates: Gloucester City Council - Tax Band C (£2,087.26 per annum) 2026/2027.

Electricity supply: Mains.

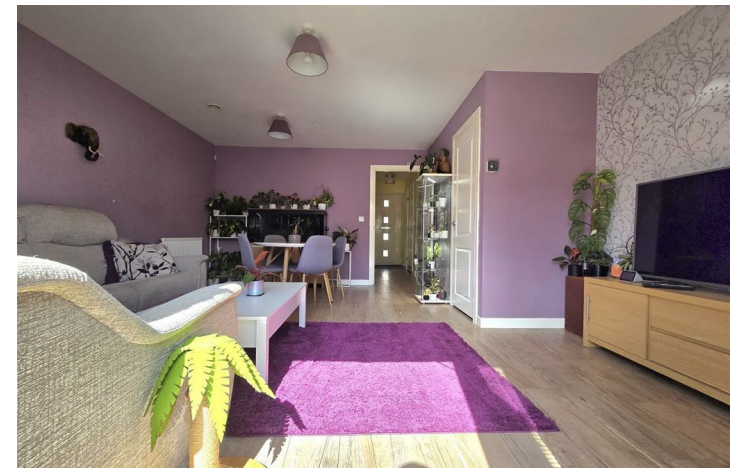
Water supply: Mains.

Sewerage: Mains.

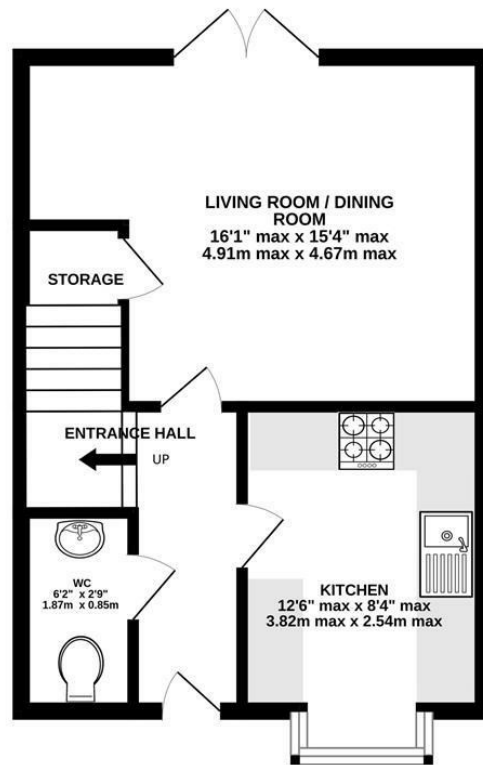
Heating: Gas central heating.

Broadband speed: Basic 7 Mbps, Superfast 55 Mbps, Ultrafast 1000 Mbps download speed.

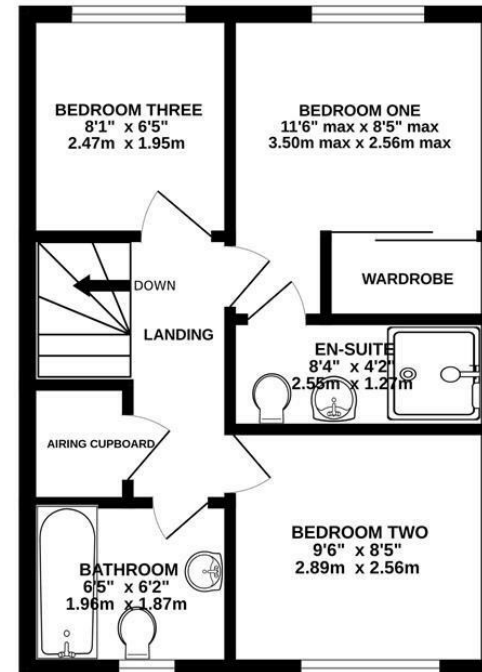
Mobile phone coverage: EE, Three, O2, Vodafone.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



